

Landlord-Tenant Relations Board
Wednesday, April 8, 2014 – 7:00 p.m.

Special Meeting

421 King St., Suite 200
Conference Room 221
Alexandria, VA 22314

MEMBERS PRESENT: Meloney Driver, Monique Banks, Christin Damato, Geraldine Baldwin, Julia Colby, Ramon Venero, and William Mount.

MEMBERS ABSENT: Debra Zusman and Matt Damewood

STAFF PRESENT: Melodie Seau

GUESTS PRESENT: M. Catherine Puskar, Alison Punsalen, Carmen Bonilla, Shamus Brennan, Colette Khajehali, John Sullivan, Celeste Roney, Mark Harvey, Jennifer Torgersen, Melissa Rosario, David Langley.

CALL TO ORDER:

Meloney Driver called the meeting to order at 7:15 p.m.

CONTINUATION OF REVIEW OF RELOCATION PLAN FOR HUNTING TERRANCE (WEST RIVER STATION):

Cathy Puskar of Walsh Colucci Emrich and Lubeley introduced herself as the Attorney for Foulger Pratt in the Redevelopment of the West River Station property. Ms. Puskar also introduced Alison Punsalen, President of Foulger Pratt Residential and Carmon Bonilla, Property Manager for West River Station.

William Mount reviewed the issues raised at the April 2, 2014 meeting and the requests the Board had for modifications to the relocation plan for West River Station.

- Freezing rents for tenants who are month to month;
 - Allowing tenants under leases to break it without penalty;
 - Increase the relocation assistance;
 - A preference for displaced tenants who may come back to apply for the redeveloped units.
- Payments for tenants who vacate prior to receipt of 120-day notices.

Ms. Puskar said that rents could not be frozen for tenants because there is no certainty that the redevelopment will occur on the currently projected schedule. For the same reason

current tenants could not break leases without penalty, and relocation payments would not be made to tenants who vacated prior to receiving 120 day notices. Ms. Puskar said there are multiple cost factors involved in the financing of the project and the developer would not agree with increases to relocation payments recommended by the City's Voluntary Conversion Assistance Policy. Ms. Puskar noted that although the policy is voluntary, her client had fully complied with the recommended payments including double payments for disabled, elderly and low-income tenants.

Mr. Mount asked why there were 49 affordable units listed under a prior plan and the current plan only 24 units. Ms. Puskar responded that the original plan with 49 units included a density bonus and that the plan's revision did not include the density bonus. She noted that that aspect of the plan had already been reviewed and approved by the City's Affordable Housing Advisory Committee.

After discussion Ms. Puskar agreed to the following actions to be taken by Foulger Pratt:

- All notices would be issued on the first of the month.
- Only 1, 3, 6, or 9 month leases would be executed.
- A written addendum will be added to be signed by new residents informing them of redevelopment plans and that a 120 day notice to vacate may occur no sooner than January 1, 2015.
- The standard \$75 charge for converting to a month to month lease will be waived.
- Rent increases will be restricted to no more than 6% in any year
- Management will provide bulletin boards to common areas which will be dedicated to information associated with redevelopment and tenant relocation status
- A meeting will be held in September to update residents on the status of redevelopment.

With no other business before the Board the meeting was adjourned at 8:50 PM.